

Houston County Commissioners Meeting
August 1, 2017
Perry, Georgia

The Houston County Board of Commissioners met in a regular session at 9:00 a.m. on Tuesday August 1, 2017 at the Houston County Courthouse in Perry, Georgia with Chairman Stalnaker presiding and Commissioners Walker, Robinson, McMichael and Thomson present. Also present were County Attorney Tom Hall, Director of Administration Barry Holland, Director of Personnel Ken Carter, Director of Operations Robbie Dunbar, Director of Purchasing Mark Baker, Fire / HEMA Chief Jimmy Williams, Chief Building Inspector Tim Andrews, Centerville Mayor John Harley, Flint Energies Senior VP Jimmy Autry, Flint Energies VP of Cooperative Communications Marian McLemore, Dan Maddox, Amanda Clark, Carol Willeby, Lt. Tommy Spires, GSP Sgt. Hamilton Halford, Vice Chairman of the Georgia Department of Public Safety Ellis Wood, Patsy Goff, Perry Houston County Airport Manager Jim Marquardt, Keith Newton, Walton and Becky Wood, and James Erdmanczyk.

Commissioner Robinson gave the Invocation.

Cpl. Chuck Hadden, US Marines (ret.) led the audience in the Pledge of Allegiance and then detailed his military career. After graduating high school in 1996 he enlisted in the Marines. During his four years of service he was trained as an infantryman and also received training in SWAT or tactical operations at one-point guarding Navy nuclear weapons. After getting out in 2000, he spent some time in California and then came back home to middle Georgia where he got married to his high school sweetheart and started a family. Then he joined the Georgia Army National Guard for a couple of years in 2005. He served in Iraq for nine months during Operation Iraqi Freedom III. After coming back home he did a ride-along with a buddy with the Sheriff's Department and knew right away that law enforcement was his calling. He joined the Centerville Police Department in 2007 and has gone from patrol to investigator to captain to Chief of Police which is his current role.

Chairman Stalnaker recognized Patsy Goff, retiring Perry-Houston County Airport Manager, and read a resolution of appreciation in her honor. He also presented her with several small tokens of the County's appreciation for her ten years of service. He then recognized Vice-Chairman of the Georgia Department of Public Safety Ellis Wood and GSP Sgt. Hamilton Halford. Sgt. Halford presented Ms. Goff with a framed photograph taken at the ground-breaking ceremony for the State Patrol Hangar facility last year. Mr. Wood characterized Ms. Goff as a special lady in a special place with a special mission. Ms. Goff introduced her husband and also the new airport manager Mr. Jim Marquardt. She thanked the County for all the support throughout the years as well as the support of the City of Perry and Fort Valley. Walton and Becky Wood then presented Ms. Goff with a framed photo of the airport terminal.

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Chairman Stalnaker then recognized Lt. Tommy Spires for his 30-year service with the Sheriff's Office presenting him with a certificate of achievement, a service pin and a check for \$300.

Motion by Mr. McMichael, second by Mr. Walker and carried unanimously by all to approve the minutes from the July 18, 2017 meeting and the July 25, 2017 meeting.

County Attorney Tom Hall conducted a second reading of an amendment to the Houston County Code of Ordinances Chapter – 30 Environment; Article – III Erosion and Sedimentation Control to be replaced with a new Article III titled Soil Erosion, Sedimentation and Pollution Control Ordinance. The first reading of this proposed amendment to the Houston County Code of Ordinances was held at the July 18, 2017 Houston County Board of Commissioners meeting.

Chairman Stalnaker opened the meeting for a public hearing.

There being no comments the public hearing was closed and the meeting continued.

Motion by Mr. Walker, second by Ms. Robinson and carried unanimously by all to approve an amendment to the Houston County Code of Ordinances by replacing the current Chapter – 30 Environment; Article III – Erosion and Sedimentation Control with a new Article III titled Soil Erosion, Sedimentation and Pollution Control Ordinance.

Chief Building Inspector Tim Andrews presented Rezoning Applications #2099 and #2100 submitted by BL Farms, LLC for a 300-acre tract located at the back of Statham's Landing as well as a smaller adjacent 24-acre tract. Present zoning on both properties is PUD vacant land, proposed zoning is R-AG Residential Agricultural. He explained that the two adjacent properties were submitted as separate applications because they were platted separately. He also explained that Planning & Zoning recommended approval with Mr. Garrard abstaining since he lives in Statham's Landing.

Mr. Thomson asked if the entire property was in the flood zone.

Mr. Andrews confirmed that almost all of the property was in the flood zone.

Chairman Stalnaker opened the meeting for a public hearing.

Mr. Keith Newton, 111 Jadestone Court, Centerville represented the applicant and spoke in favor of the application. He commented that the combined 325 acres was never really a part of the PUD plan for the subdivision.

There was no opposition.

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There being no further comments the public hearing was closed and the meeting continued.

Motion by Mr. Walker, second by Mr. McMichael and carried unanimously by all to approve the Re-Zoning Applications #2099 and #2100 submitted by BL Farms, LLC.

Chief Building Inspector Tim Andrews presented Rezoning Application #2102 submitted by Teramore Development, LLC for a 1.49-acre tract located in Haynesville near the intersection of Hwy. 341 and the Golden Isles Parkway. Present zoning is R-AG Residential Agricultural, proposed zoning is C-2 General Commercial. Mr. Andrews explained that the intended use upon rezoning would be for a 7,500-square foot retail building. He also explained the Planning & Zoning recommended approval with Dr. Holcomb abstaining due to him having a financial interest in the proposed development.

Chairman Stalnaker opened the meeting for a public hearing.

Mr. Chris West of Teramore Development, LLC spoke in favor of the application commenting that he appreciated a Board of Commissioners and community that supported business development and stated that the proposed retail business would be a Dollar General store.

Chairman Stalnaker asked about the type of façade that would be constructed for the store.

Mr. West explained that it would be very similar to the recently completed Dollar General store on Hwy. 41 and showed an artist's rendering of the same.

Mr. Walker asked if any Dollar General stores sold petroleum products.

Mr. West explained that Dollar General typically only sells additive products but not gasoline. There are a few stores in Georgia that were retrofitted Wal-Mart express market stores that do sell gas but this store in Haynesville would not.

Mr. Thomson complimented the recently completed Hwy. 41 store stating that it serves that area well.

There was on opposition.

There being no further comments the public hearing was closed and the meeting continued.

Motion by Mr. Walker, second by Ms. Robinson and carried unanimously by all to approve Re-Zoning Application #2102 submitted by Teramore Development, LLC.

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Chief Building Inspector Tim Andrews presented Special Exception Applications #2101 and #2103. Mr. Andrews explained that both applications met the Section 95 requirements and are recommended by the Zoning & Appeals Board for unanimous approval.

Chairman Stalnaker opened the meeting for a public hearing.

Applicant for #2101 was not present.

There was no opposition.

Applicant for #2103 was present with nothing further to add.

There was no opposition.

There being no further comments the public hearing was closed and the meeting continued.

Motion by Mr. McMichael, second by Ms. Robinson to approve Special Exception Application #2101 submitted by Michael Giles to include any and all stipulations as noted on the Zoning & Appeals recommendation and Section 95 Requirements staff report. Upon voting Mr. McMichael, Ms. Robinson and Mr. Walker voted yes. Mr. Thomson abstained.

Motion by Mr. McMichael, second by Ms. Robinson and carried unanimously to approve Special Exception Application #2103 submitted by James and Stacy Oliver to include any and all stipulations as noted on the Zoning & Appeals recommendation and Section 95 Requirements staff report.

After the motions County Attorney Tom Hall made a blanket statement for the benefit of all applicants for Special Exceptions for home occupations that even if the Board of Commissioners approves an application, neighborhood covenants may still impose certain restrictions upon or against home occupation businesses. These restrictive covenants are superior to any action taken by the Board of Commissioners. The actions taken by the Board will not change any provision within the covenant that prohibits any commercial or business activity.

Mr. Andrews gave each applicant approved for a home occupation instruction on the next step of the process which is obtaining their occupational business license from the Commissioner's office.

Ms. Robinson presented three individuals for reappointment to the Houston County Development Authority.

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Motion by Ms. Robinson, second by Mr. Walker and carried unanimously by all to approve the reappointments for six-year terms to the Houston County Development Authority as follows:

Joe Richardson	8/10/2017 thru 8/9/2023
Ben Hulbert	8/10/2017 thru 8/9/2023
Marian L. Fraley	8/10/2017 thru 8/9/2023

Chairman Stalnaker remarked that all three individuals have served partial terms and these would be their first full six-year terms.

Ms. Robinson presented a request from the owner of property located between Booth Road and Russell Parkway west of Wellborn Road for de-annexation. The property being tax parcel OW0750 094000, containing 11.50 acres.

Ms. Robinson made a motion to approve the de-annexation of the property.

Chairman Stalnaker then explained that he had spoken with the Warner Robins Mayor and council members about the request and conveyed that they did not necessarily support it. Since the property was recently annexed and now is being requested to be de-annexed the Chairman was concerned about putting the County and the City at odds over the issue.

County Attorney Tom Hall explained that this property would eventually need City services if developed in any way in the future. He also explained that the process begins not with the City but with the County and that if the County disapproves then no further action is required of the City.

Ms. Robinson asked if this request was a result of a purchase contract that had fell through.

Mr. Hall affirmed that this was the case. With that clarification, Ms. Robinson then restated her motion to disapprove the de-annexation of this property, second by Mr. McMichael and carried unanimously by all to disapprove the de-annexation of the property and authorization of signing the appropriate resolution to be sent to the City of Warner Robins.

Mr. Walker asked what form of notification to the City would be proper.

Mr. Hall explained that the appropriate resolution stating the County's disapproval of the request would be sent to the City of Warner Robins.

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Mr. Thomson presented a Memorandum of Understanding between the Board of Trustees of the Houston County Library System and the Board of Commissioners. The memorandum sets forth the conditions by which state funds, through the Board of Regents of the University System of Georgia will be reimbursed to the County for the HVAC system being replaced in the older portion of the Perry Branch of the Library. The project previously designated to be paid by SPLOST funds was estimated at \$85,000. The County will pay all of the invoices on the project and then once \$42,500 has been expended by the County the State will begin reimbursing the next \$42,500.

Motion by Mr. Thomson, second by Mr. Walker and carried unanimously by all to authorize Chairman Stalnaker signing a Memorandum of Understanding with the Board of Trustees of the Houston County Public Library concerning the HVAC repair/replacement project at the Perry Branch of the Houston County Library System in which the Board of Regents of the University System of Georgia pledges a maximum of \$42,500 in funds for the project. 2012 SPLOST funds will fund this project if available.

Mr. Thomson presented a contract with Cordelia Jewell Hayward for property located in the same general vicinity of the current Lake Joy Fire Station for the future construction of a replacement station.

Motion by Mr. Thomson, second by Mr. McMichael and carried unanimously by all to authorize the Chairman signing the sales contract to purchase the land located on Lake Joy Road from Cordelia Jewell Hayward in the amount of \$191,000.00. Funds for the purchase of the property will come from the Fire Fund Reserve. The land is more particular described as follows:

All that tract or parcel of land situate, lying and being in Land Lot 136 of the Tenth Land District of Houston County, Georgia, being known and designated as that certain 13.87 acres according to a plat of survey for Jerry L. Hayward and Hugh J. Lester prepared by Richard L. Jones, Surveyor on October 13, 1982, a copy of said plat being of record in Plat Book 25, Page 47, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto.

Also:

All that tract or parcel of land situate, lying and being in Land Lot 137 of the Tenth Land District of Houston County, Georgia, being known and designated as Parcel "1-A", comprising 10.00 acres, more or less, according to a plat of survey prepared by Story Surveying Company on February 14, 1978, a copy of said plat being of record in Plat Book 21, Page 36, Clerk's Office, Houston Superior Court. Said plat and the recorded copy thereof are hereby made a part of this description by reference thereto.

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Mr. McMichael presented a request from Public works staff recommending a complete power train rebuild on one of the two articulated dump trucks utilized in daily operations at the Landfill. This 2006 model truck has over 20,000 hours of service on it. The rebuild will give the machine a 3-year or 5,000-hour warranty.

Motion by Mr. McMichael, second by Mr. Thomson and carried unanimously by all to approve award of a power train rebuild for one CAT-740 Articulated Dump Truck at the Landfill to Yancey Brothers of Macon in the amount of \$263,849.10. The work will be funded by Solid Waste capital funds.

Motion by Mr. McMichael, second by Ms. Robinson and carried unanimously by all to approve the payment of the bills totaling \$3,226,507.08

Chairman Stalnaker opened the meeting for public comments.

Walton Wood, 426 Sandefur Road, Kathleen offered kudos to Chief Williams, Director of Operations Robbie Dunbar, staff and the Commissioners for the dedication of the new Fire Station #6. He stated that he felt the Perry-Houston County Airport was in good hands with new manager Jim Marquardt and praised Ms. Goff for her service. He also mentioned that the airport could use a new sign welcoming people to the airport since the current sign was small and partially obstructed with shrubbery. He expressed his appreciation for the Board's continued recognition of military vets and active duty personnel as well as law enforcement. He commented that he had received a very nice card from the McGlamry family after the recent Visionary Park dedication. Finally, he commented on the recent broadcast in which President Trump awarded the Medal of Honor to a deserving Vietnam combat veteran.

James Erdmanczyk, 123 S. 3rd Street, Apartment 9, Warner Robins asked if the City of Warner Robins was responsible for spraying insecticide.

Chairman Stalnaker responded that the County no longer sprays for mosquitos but that the City does spray.

Mr. Erdmanczyk also commented that the residents in the Walker Pond area feel they need more benches in the area. He belongs to a senior group that recently built several more benches for the area.

There being no further comments the meeting continued.

Chairman Stalnaker opened the meeting for commissioners' comments.

Mr. Walker thanked Chief Williams and Robbie Dunbar and remarked that yesterday's fire station dedication made for an exciting day. He also thanked Chairman Stalnaker for his leadership on that project.

Ms. Robinson thanked everyone for coming to the meeting.

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Mr. Thomson remarked that he also saw the broadcast of the Medal of Honor recipient and was touched by the story. He also commented that the fire station dedication was a great accomplishment for the County.

Mr. McMichael said that he was deeply impressed by the Medal of Honor recipient's story. He also said that it was a 'red letter' day for the Fire Department as they dedicated the first full-time station in Houston County.

Chairman Stalnaker asked Mr. Holland to give an update on the Building Inspection software project.

Mr. Holland stated that the Middle Georgia Regional Commission was still in the process of working with the required mapping data and thought that it would soon be finished so that the County could go on to engage the chosen vendor to move the project forward.

Motion to Adjourn by Mr. Walker, second by Mr. Thomson and carried unanimously by all.

Barry Holland
Director of Administration

Chairman

Commissioner

Commissioner

Commissioner

Commissioner